



## ARMOUR HILLS HOMES ASSOCIATION **BOARD**

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June 25, 2013

Ms. Shannon Jaax, AICP  
Director, Kansas City Public School Repurposing  
1211 McGee Street  
Kansas City, MO 64106

Dear Ms. Jaax,

The Armour Hills Homes Association would like to renew its opposition to the proposed purchase of Bingham Middle School for development as a Walmart Neighborhood Market.

Our initial concerns regarding the walkability of the neighborhood, maintaining a diverse mix of businesses, and the sustainability of big box store developments are still key to the discussion. However, more specific concerns are evident in the preliminary site plans for the Walmart Neighborhood Market. Traffic flow from Wornall Road, truck traffic access to the site, pedestrian safety as it relates to drive placement at key intersections, and the overall physical impact to the adjacent neighborhood have not been fully considered.

The Country Club Right-of-Way Advisory Committee has not been approached to evaluate the changes required of the Trolley Trail; a traffic study has not been completed; and the size, use, and maintenance of the soccer field have not been considered. Additional questions include how and by whom 77<sup>th</sup> Street would be upgraded to provide sidewalks, curbs, and gutters to ensure the safety of the existing pedestrian traffic along that corridor and whether the shortened business hours will truly reduce the traffic and noise generated overnight to protect the property values and quality of life for adjacent homeowners.

Although additional commercial development may appear to be desirable along the Wornall Road corridor, the challenges facing the preliminary site plan developed for Walmart will continue to challenge similar development of this site. Its placement in the neighborhood, lack of direct arterial access to the east and west, and its tie to the Trolley Trail are all supportive of more transitional uses such as education, community use, green space, or mixed use which can be supported by the existing infrastructure and neighborhood alignment. It was simply never intended to be a fully commercial site.

Armour Hills Homes Association, June 25, 2013

Committing to this project with the expectation that all these issues can or will be resolved to the satisfaction of a majority of the stakeholders is likely to increase the animosity between the new development and the surrounding neighbors by increasing the pressure to compromise. Any development plans should more fully consider vehicle and pedestrian safety, existing infrastructure, and existing amenities during the planning stage.

At this time, we encourage the Repurposing Team to reject the proposal submitted by Walmart for a Neighborhood Market and return to the planning stage to evaluate the best use of this property to add long-term value to the entire region.

The Armour Hills Homes Association continues to support the Kansas City Public School District in its work to become a healthy district and applauds the work of the repurposing team, however, we maintain the position that the proposal by the Walmart Neighborhood Market for the Bingham Middle School property **is not in the best interest of this neighborhood.**

Sincerely,

A handwritten signature in cursive script that reads "Tiffany Moore".

Tiffany Moore  
President, Armour Hills Homes Association

cc:  
Marti Lee, Southtown Council  
Sam Gromowsky, President, Waldo CID  
Peggy LaPierre, President, Waldo Business Association  
Cm. John Sharp, 6th District  
Cm. Scott Taylor, 6th District, At-Large